

1 Abran E. Vigil
2 Nevada Bar No. 7548
3 Justin A. Shiroff
4 Nevada Bar No. 12869
5 BALLARD SPAHR LLP
6 1980 Festival Plaza Drive, Suite 900
7 Las Vegas, Nevada 89135
8 Telephone: (702) 471-7000
9 Facsimile: (702) 471-7070
10 vigila@ballardspahr.com
11 sempers@ballardspahr.com

12 *Attorneys for Plaintiff Wells Fargo Bank,
13 NA, as Trustee, on behalf of the holders of
14 Structured Asset Mortgage Investments II,
15 Inc., Bear Stearns Mortgage Funding, Trust
16 2007-AR5, Mortgage Pass Through
17 Certificates, Series 2007-Ar5*

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

WELLS FARGO BANK, N.A., AS
TRUSTEE, ON BEHALF OF THE
HOLDERS OF STRUCTURED ASSET
MORTGAGE INVESTMENTS II, INC.,
BEAR STEARNS MORTGAGE
FUNDING, TRUST 2007-AR5,
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2007-AR5

Plaintiff,

VS.

SFR INVESTMENTS POOL I, LLC, a Nevada limited liability company; SILVERSTONE RANCH COMMUNITY ASSOCIATION, a Nevada non-profit corporation.

Defendants.

Case No. 2:16-cv-02730-APG-PAL

**STIPULATION AND ORDER TO
DISMISS WITH PREJUDICE
DEFENDANT/COUNTER-
CLAIMANT SFR INVESTMENTS
POOL 1, LLC, AND DEFENDANT
SILVERSTONE RANCH
COMMUNITY ASSOCIATION**

Plaintiff Wells Fargo Bank, N.A., as Trustee, on behalf of the holders of Structured Asset Mortgage Investments II, Inc., Bear Stearns Mortgage Funding, Trust 2007-AR5, Mortgage Pass Through Certificates, Series 2007-AR5 (“Wells Fargo”). Defendant SFR Investment Pools 1, LLC (“SFR”), and Defendant Silverstone

1 Ranch Community Association (the “Association”) (collectively, the “Parties”) hereby
2 stipulate as follows:

3 1. This action concerns title to real property commonly known as 8088
4 Celina Hills Street, Las Vegas, Nevada (“Property”) following a homeowner’s
5 association foreclosure sale conducted on July 31, 2014, with respect to the Property.

6 2. As it relates to the Parties, a dispute arose regarding that certain Deed
7 of Trust recorded against the Property in the Official Records of Clark County,
8 Nevada as Instrument Number 20070504-0002861 (“Deed of Trust”), and in
9 particular, whether the Deed of Trust continues to encumber the Property.

10 3. The Parties to this Stipulation have settled and agreed to release their
11 respective claims among them, and further agreed that the claims among them,
12 including the Complaint, shall be DISMISSED with prejudice;

13 6. The Parties further stipulate and agree that the Lis Pendens recorded
14 against the Property in the Official Records of Clark County, Nevada, as Instruments
15 Number 20161214-0000002 be, and the same hereby is, EXPUNGED.

16 8. The Parties further stipulate and agree that a copy of this Stipulation
17 and Order may be recorded with the Clark County Recorder;

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1 11. Each party in this case number 2:16-cv-02730-APG-PAL shall bear its
2 own attorneys' fees and costs.

3 Dated this December 20, 2018.

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5 BALLARD SPAHR LLP

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7 By: /s/ Justin A. Shiroff
8 Abran E. Vigil
9 Nevada Bar No. 7548
10 Justin A. Shiroff
11 Nevada Bar No. 12869
12 1980 Festival Plaza Drive, Suite 900
13 Las Vegas, Nevada 89135

14

15 *Attorneys for Plaintiff Wells Fargo
16 Bank, NA, as Trustee, on behalf of the
17 holders of Structured Asset Mortgage
18 Investments II, Inc., Bear Stearns
19 Mortgage Funding, Trust 2007-AR5,
20 Mortgage Pass Through Certificates,
21 Series 2007-AR5*

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23 ROBBINS LAW FIRM

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25 By: /s/ Elizabeth B. Lowell
26 Elizabeth B. Lowell, Esq.
27 1995 Village Center Cir., Suite 190
28 Las Vegas, Nevada 89134

29

30 *Attorneys for Silverstone Ranch
31 Community Association*

32

33 KIM GILBERT EBRON

34

35 By: /s/Jaqueline A. Gilbert
36 Diana S. Ebron
37 Nevada Bar No.10580
38 Jacqueline A. Gilbert
39 Nevada Bar No.10593
40 Karen L. Hanks
41 Nevada Bar No. 9578
42 7625 Dean Martin Drive, Suite 110
43 Las Vegas, Nevada 89139

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45 *Attorneys for SFR Investments Pool 1,
46 LLC*

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48 IT IS SO ORDERED.

49

50 
51 United States District Judge

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53 Dated: December 21, 2018